

SNAPSHOT of HOME Program Performance--As of 06/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **King County Consortium**

State: **WA**

PJ's Total HOME Allocation Received: **\$63,336,202**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|------------------------------------------------------------------|-----------------|-----------------|-------------------------|-----------------|------------------------------|----------------|---------|
| | | | | | Group | A | Overall |
| Program Progress: | | | PJs in State: 15 | | | | |
| % of Funds Committed | 96.73 % | 95.92 % | 4 | 93.55 % | 90 | 80 | |
| % of Funds Disbursed | 93.09 % | 90.71 % | 2 | 86.03 % | 88 | 84 | |
| Leveraging Ratio for Rental Activities | 7.56 | 7.14 | 1 | 4.83 | 100 | 100 | |
| % of Completed Rental Disbursements to All Rental Commitments*** | 95.79 % | 94.27 % | 7 | 81.34 % | 76 | 53 | |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 70.39 % | 81.31 % | 12 | 70.65 % | 53 | 41 | |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 91.32 % | 93.12 % | 9 | 81.57 % | 88 | 73 | |
| % of 0-30% AMI Renters to All Renters*** | 58.74 % | 63.33 % | 9 | 45.66 % | 85 | 73 | |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 100.00 % | 98.91 % | 1 | 96.25 % | 100 | 100 | |
| Overall Ranking: | | | In State: 9 / 15 | Nationally: | 93 | 86 | |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$21,176 | \$26,327 | | \$27,146 | 1,854 Units | 72.10 % | |
| Homebuyer Unit | \$20,786 | \$19,877 | | \$15,140 | 204 Units | 7.90 % | |
| Homeowner-Rehab Unit | \$12,388 | \$20,637 | | \$20,860 | 514 Units | 20.00 % | |
| TBRA Unit | \$0 | \$1,818 | | \$3,210 | 0 Units | 0.00 % | |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): King County Consortium WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| PJ: | \$118,288 | \$149,715 | \$13,751 |
| State:* | \$117,137 | \$118,928 | \$26,612 |
| National:** | \$97,127 | \$76,352 | \$23,684 |

CHDO Operating Expenses:
(% of allocation)

PJ: 0.2 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.02

| | Rental % | Homebuyer % | Homeowner % | TBRA % | | Rental % | Homebuyer % | Homeowner % | TBRA % |
|------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------|-----------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------------------|------------------------------------------------------------------|-----------------------------------------------------------------|
| RACE: | | | | | HOUSEHOLD TYPE: | | | | |
| White: | 57.9 | 65.2 | 83.5 | 0.0 | Single/Non-Elderly: | 20.7 | 28.4 | 16.0 | 0.0 |
| Black/African American: | 15.6 | 13.2 | 5.8 | 0.0 | Elderly: | 20.3 | 4.4 | 34.2 | 0.0 |
| Asian: | 5.8 | 15.7 | 1.2 | 0.0 | Related/Single Parent: | 32.7 | 32.8 | 21.6 | 0.0 |
| American Indian/Alaska Native: | 1.0 | 1.0 | 1.6 | 0.0 | Related/Two Parent: | 19.7 | 30.4 | 24.9 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.3 | 0.0 | 0.4 | 0.0 | Other: | 6.3 | 3.9 | 1.6 | 0.0 |
| American Indian/Alaska Native and White: | 0.1 | 0.5 | 0.0 | 0.0 | | | | | |
| Asian and White: | 0.2 | 0.0 | 0.2 | 0.0 | | | | | |
| Black/African American and White: | 0.2 | 0.0 | 0.0 | 0.0 | | | | | |
| American Indian/Alaska Native and Black: | 0.1 | 0.0 | 0.0 | 0.0 | | | | | |
| Other Multi Racial: | 1.2 | 0.5 | 0.4 | 0.0 | | | | | |
| Asian/Pacific Islander: | 1.9 | 0.0 | 2.1 | 0.0 | | | | | |
| ETHNICITY: | | | | | | | | | |
| Hispanic | 15.7 | 3.9 | 4.9 | 0.0 | | | | | |
| HOUSEHOLD SIZE: | | | | | SUPPLEMENTAL RENTAL ASSISTANCE: | | | | |
| 1 Person: | 36.2 | 28.4 | 33.9 | 0.0 | Section 8: | 23.1 | 0.0 [#] | | |
| 2 Persons: | 25.0 | 18.6 | 24.5 | 0.0 | HOME TBRA: | 0.0 | | | |
| 3 Persons: | 17.2 | 21.1 | 10.9 | 0.0 | Other: | 4.3 | | | |
| 4 Persons: | 12.2 | 16.7 | 13.2 | 0.0 | No Assistance: | 72.7 | | | |
| 5 Persons: | 5.8 | 8.8 | 10.3 | 0.0 | | | | | |
| 6 Persons: | 2.3 | 2.9 | 3.5 | 0.0 | | | | | |
| 7 Persons: | 0.9 | 2.0 | 2.1 | 0.0 | | | | | |
| 8 or more Persons: | 0.4 | 1.5 | 1.6 | 0.0 | # of Section 504 Compliant Units / Completed Units Since 2001 | | | 14 | |

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): King County Consortium

State: WA

Group Rank: 93
 (Percentile)

State Rank: 9 / 15 PJs

Overall Rank: 86
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---------------------------------------------------------------|------------|--------------|----------|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 74.60% | 95.79 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 52.28% | 70.39 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 91.32 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 91.32% | 100 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.030 | 1.04 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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